



**LANDAIR
PROPERTY
ADVISORS**

Kingsbridge Development Site 12,536 BSF As-Of-Right

3848 Bailey Ave, Bronx, NY 10463

Presented by:

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Partner



PROPERTY SUMMARY

PROPERTY DESCRIPTION

Located at 3848 Bailey Avenue in the Bronx, this development site offers a considerable 3,134 Sq. Ft. lot size. It's zoned R7-1 (Wide Street) with a Floor Area Ratio (FAR) of 4.0, allowing for a buildable area of approximately 12,536 square feet. The property, situated just 0.3 miles from the 238th Street subway stop, offers easy access to Manhattan.

This site is currently built as a (2) family that will be delivered vacant making it immediately available for development. The deep and wide lot provides substantial space for construction, and the property holds the potential for a 8-story building with around 18 residential units.

The recent implementation of the 485-x tax abatement, under the Affordable Neighborhoods for New Yorkers ("ANNY") program, enhances the attractiveness of this opportunity, offering significant tax incentives for developers focused on rental housing. This property is well-suited for a rental developer or investor looking to capitalize on the growth and potential of the Bronx.

PROPERTY HIGHLIGHTS

- 27.37' x 115' Lot Zoned R7-1 (WS). 12,536 BSF (As-of-Right)
- Eligible for a 8 Story, 18 Unit Building.
- Detached Brick (2) Family Delivered Vacant
- Located .3 Miles from Subway
- Strong Residential Market in Kingsbridge



OFFERING SUMMARY

Asking Price:	\$1,150,000
Lot Size:	3,134
Zoning District	R7-1 (Wide Street)
Residential BSF:	12,536
Price Per Buildable S.F.	\$92
Corner/Midblock:	Midblock
Street Frontage:	27.37 ft
Tenancy:	Vacant



PROPERTY DETAILS

PROPERTY INFORMATION

	3848 Bailey Ave
Area	Jerome Park
Block/Lot	3263/37
Lot Dimensions	27x115
Lot Sq. Ft.	3,134

BUILDING INFORMATION

	3848 Bailey Ave
Building Type	Residential
Building Sq. Ft.	1,440
Total Units	1

NYC FINANCIAL INFORMATION

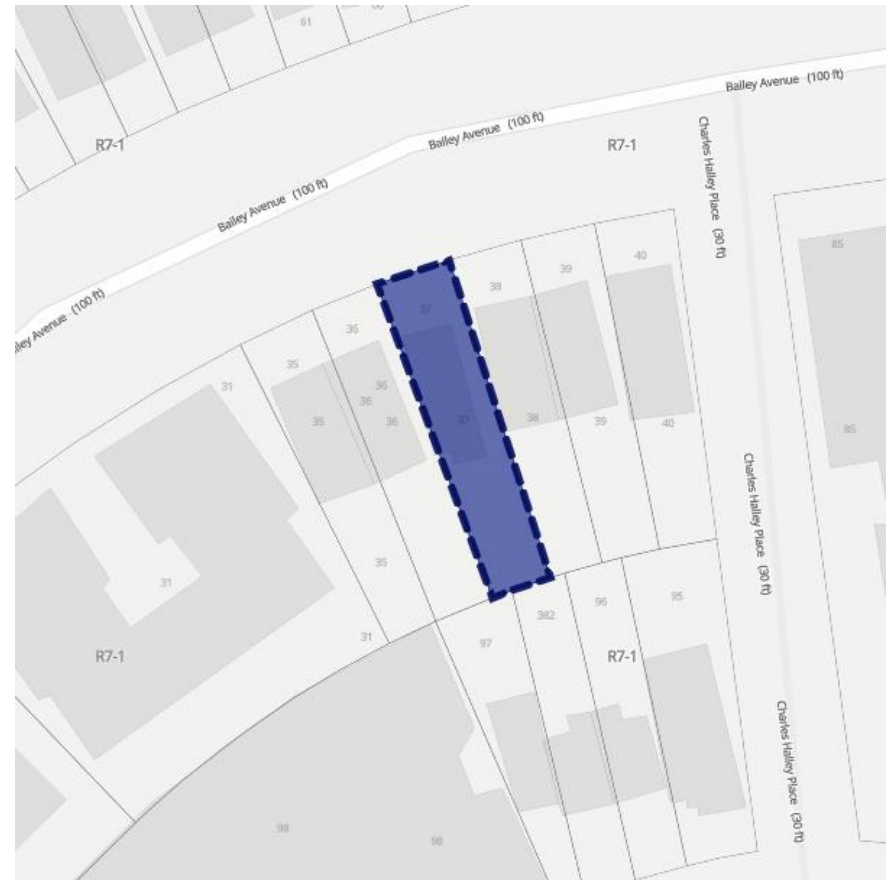
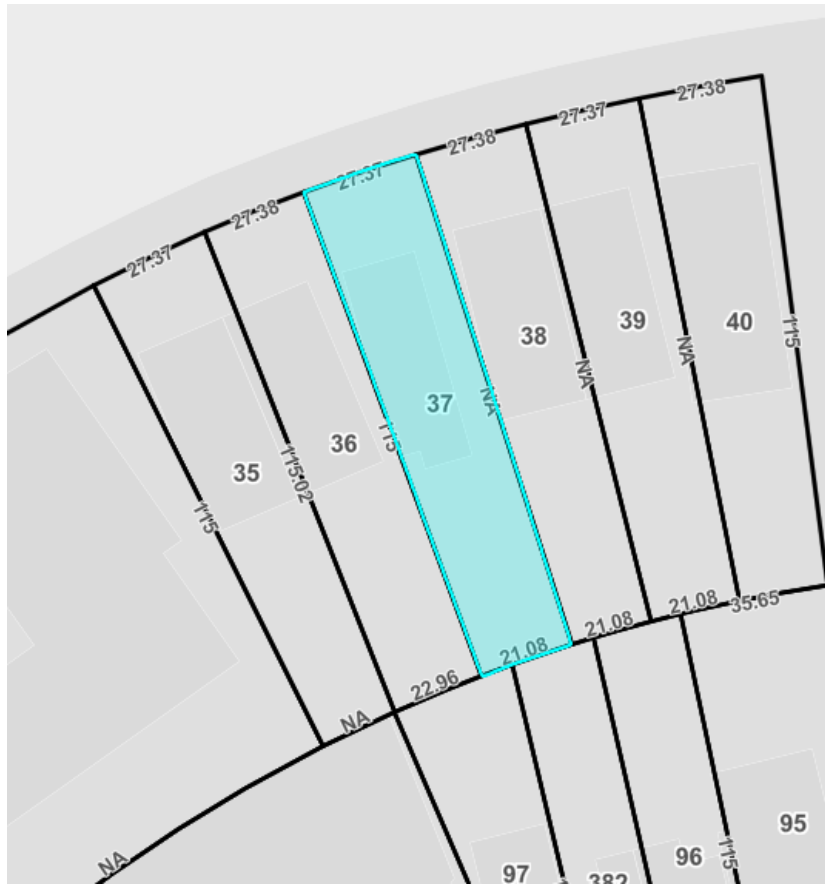
	3848 Bailey Ave
Assessed Value	\$32,582
Tax Rate	20.085%
Gross Taxes	\$6,544

ZONING INFORMATION

	3848 Bailey Ave
Zoning District	R7-1
Base Floor Area Ratio (FAR)	4
Residential Buildable Sq. Ft.	12,536
Commercial FAR	-
Commercial Buildable Sq. Ft.	-
Inclusionary FAR	-
Inclusionary Buildable Sq. Ft.	-
Community Facility FAR	4.8
Community Facility Buildable Sq. Ft.	15,043
Industrial FAR	-
Industrial Buildable Sq. Ft.	-



TAX MAP & ZOLA MAP



ADVISORY TEAM



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